

Juan J. Mayol, Jr.

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September 9, 2008

VIA HAND DELIVERY

Marc C. LaFerrier
Director
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Krome Gold Ranches II, LLLP (the "Applicant") / PH No. 07-417 / Amended Letter of Intent

Dear Mr. LaFerrier:

As a follow up to our meeting of yesterday afternoon, please accept this letter as the Applicant's amended letter of intent.

As amended by this letter of intent, the Applicant desires to amend the Application by withdrawing, without prejudice, Request No. 1 (District Boundary Change from GU to EU-2); Request No. 3 (Unusual Use to permit private recreational facility); Request No. 5 (Non-use variance of lot frontage requirements for lots 33, 34 and 35); and Request No. 6 (Non-use variance of zoning and subdivision requirements for the private recreational facility).

As such, as amended, the Applicant intends to proceed with Requests Nos. 2 (Unusual Use to permit a lake excavation) and 4 (Waiver of dedication for SW 182nd Avenue and SW 128th Street) of the Application.

We remain hopeful of the Department's favorable consideration of the Application, as amended by this amended letter of intent.

Respectfully submitted,

By: 

Juan J. Mayol, Jr.

JJM/ma

cc: Mr. Armando Guerra

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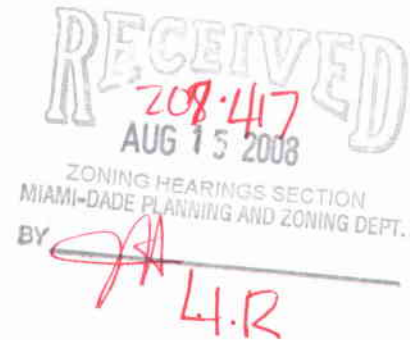
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 

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August 15, 2008

VIA HAND DELIVERY

Marc C. LaFerrier, A.I.C.P.
Director
Miami-Dade County Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, Florida 33128



Re: Krome Gold Ranches II, LLLP / PH 07-417 / lying north of S.W. 136th Street, between S.W. 177th Avenue and S.W. 187th Avenue in Miami-Dade County, Florida (the "Property").

Dear Mr. LaFerrier:

On behalf of our client, Krome Gold Ranches II, LLLP (the "Applicant"), we are pleased to submit the accompanying revised site plan for the Department's further review and consideration. At the outset, we wish to take this opportunity to advise you that the Applicant intends to request the withdrawal of the district boundary change to EU-2, since staff has advised that such a request is not required in light of the existing GU zoning. Similarly, the Applicant intends to withdraw the request for a variance of lot frontage requirements which pertained to 3 of the original curvilinear parcels since the revised plans have eliminated the need for such a request.

The revised plans continue to maintain the spirit and intent of the Applicant's proposal to create a unique rural residential community designed for equestrian and fishing enthusiasts. The plan continues to feature residential farm sites, an equestrian riding trail with a connection to the public 24-mile Everglades Trail, a private recreational facility and a fish-stocked lake on the Property. The revised plans reduce the lake area to no more than 28.5% of the gross area of the Property, in keeping with the minimum lake area required by the Department of Environmental Resources Management (DERM) in order to meet stormwater management requirements. The lake area has been reduced by almost thirty percent (30%). In addition, the Applicant has opted to provide a number of oversized parcels of land for the purpose of being able to market an alternative for individuals whose farming needs may require more space than the typical 5 gross acres required by the underlying zoning regulations. As a result, the density of the project has been reduced from 58 farm residences to 46 farm residences. This constitutes approximately 50% of the density permitted on the Property as a matter of right.

Marc La Ferrier, A.I.C.P.

August 14, 2008

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The lot sizes proposed will range from a minimum of 5 acres gross to 17 acres gross. Since construction (lot coverage) is restricted to 15% of the net area, a substantial amount of area will remain on each parcel for agricultural activities. The largest parcels, ranging in size between 10.2 acres gross and 17 acres gross, have been strategically placed along S.W. 136th Street and S.W. 177th Avenue (Krome Avenue) in order to amass as much potential farming activities along said visual boundaries. In addition, we note that while the lake area can be credited toward the minimum 5 acres gross required by the underlying zoning regulations, 83% of the parcels contain at least 5 net (dry) acres of land. In fact, only 8 parcels contain less than 5 net (dry) acres of land but contain areas ranging from 4.8 to 4.9 net (dry) acres.

Based on the foregoing, we respectfully request the Department's favorable consideration of our Petition of Appeal. We will be submitting a revised Declaration of Restrictions to your Legal Counsel under separate cover. Thank you for your considerate attention to this matter. As always, should you have any questions or require additional information, please do not hesitate to contact me at (305) 789-7787.

Respectfully submitted,

Holland & Knight, LLP.

Juan J. Mayol, Jr.

cc: Mr. Armando Guerra
Mr. Sergio Pino

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BY

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